GOVERNMENT OF INDIA
HOUSING AND URBAN POVERTY ALLEVIATION
LOK SABHA

STARRED QUESTION NO:162
ANSWERED ON:09.03.2016
Rehabilitation of Slum Dwellers
Gogoi Shri Gaurav;Ranjan (Pappu Yadav) Shri Rajesh

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

(a) whether the computation of the price of the land allocated for the in-situ rehabilitation of slum dwellers for a given period is to be inflation-indexed and if so, the details of the implementing agency mandated to absorb the rise in land costs at the completion of the project;

(b) whether the Government has delineated the terms and conditions and incentives for private developers for the "open bidding" process for housing projects under the scheme and if so, the details thereof;

(c) whether the Government has provided for a single window approval mechanism for the housing projects and if so, the details thereof; and

(d) whether the Government proposes to provide land at subsidized rates to private developers for housing projects for rehabilitation of slum dwellers and if so, the details thereof?

Answer

THE MINISTER OF HOUSING AND URBAN POVERTY ALLEVIATION
[SHRI M.VENKAIAH NAIDU]

(a) to (d): A Statement is laid on the Table of the Sabha.

STATEMENT

STATEMENT REFERRED TO IN REPLY TO LOK SABHA STARRED QUESTION NO. 162* FOR 09.03.2016 REGARDING "REHABILITATION OF SLUM DWELLERS"

(a): Land being State subject, States/UTs concerned decide as per their own policies in the matter.

(b): The PMAY (U) Mission Guidelines provides for the States / UTs to select the private developers for executing the slum redevelopment project through an open transparent bidding process and to decide the eligibility criteria for prospective developers. All financial and non-financial incentives and concessions, if any, are integrated in the project and declared 'a priori' in the bid document for the prospective developers for undertaking projects for in situ slum redevelopment of slums. States and cities may provide additional Floor Area Ratio (FAR)/ Floor Space Index (FSI) or Transfer of Development Rights (TDR) and relax density and other planning norms.

(c): Amongst the six mandatory conditions prescribed under the PMAY-HFA (U) Mission, one of them makes it incumbent upon the States / UTs to put in a place a system to ensure single-window, time bound clearance for layout approval and building permissions at ULB level. Further, under the 'In-situ' slum redevelopment component of the Mission, the Guidelines provides that a single authority be constituted in the States/UTs with the responsibility to change planning and other norms and also for according approval to projects.

(d): Land and colonisation being State subjects, it is therefore for the States/UTs to provide the land for housing projects for rehabilitation of slum dwellers

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